

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	FOSTER ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	MEESA FRANK G JR & JANET			
Owner 2:				
Owner 3:				
Street 1:	28 FOSTER ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	MEESA FRANK G JR & JANET -		
Owner 2:	-		
Street 1:	26-28 FOSTER ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having a primarily Aluminum Exterior and 2264 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 Half Bath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800		
Total AC/HA: 0.11364			Total SF/SM: 4950			Parcel LUC: 104		Two Family			Prime NB Desc:		ARLINGTON						Total:		454,802	Spl Credit				Total:		454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	495,200	5,100	454,800	955,100		21979
							GIS Ref
							GIS Ref
Total Card	0.114	495,200	5,100	454,800	955,100	Entered Lot Size	
Total Parcel	0.114	495,200	5,100	454,800	955,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	421.86	/Parcel:	421.8	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		031.0-0005-0013.0		!2622!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	104	FV	495,300	5100	4,950.	454,800	955,200	955,200	Year End Roll	12/18/2019	PRINT		
2019	104	FV	369,500	5100	4,950.	483,200	857,800	857,800	Year End Roll	1/3/2019	Date	Time	
2018	104	FV	369,500	5100	4,950.	352,500	727,100	727,100	Year End Roll	12/20/2017	12/10/20	17:59:57	
2017	104	FV	346,800	5100	4,950.	307,000	658,900	658,900	Year End Roll	1/3/2017	LAST REV		
2016	104	FV	346,800	5100	4,950.	261,500	613,400	613,400	Year End	1/4/2016	Date	Time	
2015	104	FV	309,400	5100	4,950.	255,800	570,300	570,300	Year End Roll	12/11/2014	02/07/19	08:00:59	
2014	104	FV	309,400	5100	4,950.	210,300	524,800	524,800	Year End Roll	12/16/2013	mcmakin		
2013	104	FV	321,800	5100	4,950.	200,100	527,000	527,000		12/13/2012			

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

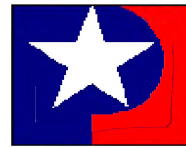
ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2017	MEAS&NOTICE	HS	Hanne S
5/8/2009	Measured	189	PATRIOT
2/28/2000	Mailer Sent		
2/24/2000	Measured	264	PATRIOT
11/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	21979
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

